

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Prestel Scott Harrison

Inst # 2001-02989

STATE OF ALABAMA)
COUNTY OF SHELBY)
Limited Liability Company
JOINT SURVIVORSHIP DEED

01/29/2001-02989
08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HMB 356.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Forty-Five Thousand and 00/100 (\$345,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Thomas Land Company, L.L.C., a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Prestel Scott Harrison and wife, Jinger Harrison** (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Parcel I: Lots 1, 2 and 3, according to the Map of Thomas Acres, as recorded in Map Book 27 page 20 and re-recorded in Map Book 27 page 40 in the Probate Office of Shelby County, Alabama.

Parcel II: The NW 1/4 of the NE 1/4 of Section 4, Township 24 North, Range 14 East, in Shelby County, Alabama, and being more particularly described as follows: Commence at the NW corner of said NE 1/4 Section, which is also the point of beginning; thence South 85 deg. 32 min. 54 sec. East along the North line of said 1/4 1/4 Section a distance of 853.81 feet to the Westerly line of an 80 foot right of way of Shelby County Highway No. 86; thence South 39 deg. 9 min. 11 sec. East along said right of way a distance of 669.50 feet; thence South 3 deg. 17 min. 9 sec. West and leaving said right of way a distance of 129.12 feet; thence North 88 deg. 14 min. 41 sec. West a distance of 1312.04 feet; thence North 3 deg. 48 min. 30 sec. East a distance of 675.65 feet to the point of beginning and above said NW corner, Shelby County, Alabama.


Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEE herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Manager, Herbert M. Thomas, M.D. who is authorized to execute this conveyance, hereto set his signature and seal this the 25th day of January, 2001.

Thomas Land Company, L.L.C.


By: Herbert M. Thomas, M.D., Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Herbert M. Thomas, M.D., whose name as Manager of Thomas Land Company, L.L.C., a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of January, 2001.


NOTARY PUBLIC

My Commission Expires:

3/5/03

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003